



Request for City Council Committee Action from the Department of Community Planning & Economic Development

Date: November 7, 2013

To: Council Member Gary Schiff, Chair of Zoning and Planning Committee

Referral to: Zoning and Planning Committee

Subject: Referral from the October 8, 2013 Heritage Preservation Commission Meeting

Recommendation: See report from the Heritage Preservation Commission

Prepared by: Lisa Baldwin, Planning Commission Committee Clerk (612-673-3710)

Approved by: Hilary Dvorak, Principal Planner, CPED – Land Use, Design and Preservation

Presenter in Committee:

1. 4291 Queen Ave S, BZH #27903, Ward 13, Aaron Hanauer, Senior Planner, 673-2494

Community Impact (use any categories that apply)

Other: See staff report(s) from the Heritage Preservation Commission

Background/Supporting Information Attached

The attached report summarizes the actions taken at the Heritage Preservation Commission meeting held on October 8, 2013. The findings and recommendations are respectfully submitted for the consideration of your Committee.

**REPORT of the
HERITAGE PRESERVATION COMMISSION
of the City of Minneapolis**

The Heritage Preservation Commission, at its meeting on October 8, 2013 took action to **submit the attached comment** on the following:

1. 4291 Queen Ave S (BZH #27903, Ward 13) ([Aaron Hanauer](#))

B. The Minnesota Streetcar Museum has filed an application for a historic variance to allow for the expansion of a nonconforming use beyond the boundaries of the existing zoning lot for the property located at 4291 Queen Ave S.

Action: The Heritage Preservation Commission recommended that the City Council adopt the findings and **approve** the historic variance to allow for the expansion of a nonconforming use beyond the boundaries of the existing zoning lot at 4291 Queen Ave S, subject to the following conditions:

1. Approvals for this historic variance shall expire if they are not acted upon within two years of approval, unless extended by the planning director.
2. By ordinance, all approvals granted in this historic variance shall remain in effect as long as all of the conditions and guarantees of such approvals are observed. Failure to

comply with such conditions and guarantees shall constitute a violation of this certificate of appropriateness and may result in termination of the approval.

Approved on consent

C. The Minnesota Streetcar Museum has filed an application for a historic variance to allow for development on a steep slope in the shoreland overlay district for the property located at 4291 Queen Ave S.

Action: The Heritage Preservation Commission recommended that the City Council adopt the findings and approve the historic variance to allow for development on a steep slope in the shoreland overlay district at 4291 Queen Ave S, subject to the following conditions:

1. Approvals for this historic variance shall expire if they are not acted upon within two years of approval, unless extended by the planning director.
2. By ordinance, all approvals granted in this historic variance shall remain in effect as long as all of the conditions and guarantees of such approvals are observed. Failure to comply with such conditions and guarantees shall constitute a violation of this certificate of appropriateness and may result in termination of the approval.
3. Final plans shall show that the foundation and underlying material are adequate for the slope condition and soil type.
4. Final plans shall show that precautionary measures are in place to prevent falling rock, mud, uprooted trees or other materials.
5. The applicant shall work with the Minneapolis Park Board to evaluate on whether additional trees are required to shield the building from Lake Harriet and West Lake Harriet Parkway to an existing level.

Approved on consent

D. The Minnesota Streetcar Museum has filed an application for a historic variance to allow for the proposed addition to be built within the side yard setback (development would be built to the property line and extend onto Minneapolis Park Board land) for the property located at 4291 Queen Ave S.

Action: The Heritage Preservation Commission recommended that the City Council adopt the findings and approve the historic variance to allow for the proposed streetcar car barn addition to be built within the side yard setback (development would be built to the property line and extend onto Minneapolis Park Board land) at 4291 Queen Ave S, subject to the following conditions:

1. Approvals for this historic variance shall expire if they are not acted upon within two years of approval, unless extended by the planning director.
2. By ordinance, all approvals granted in this historic variance shall remain in effect as long as all of the conditions and guarantees of such approvals are observed. Failure to comply with such conditions and guarantees shall constitute a violation of this certificate of appropriateness and may result in termination of the approval.

Approved on consent